

052.0

0001

0007.C

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

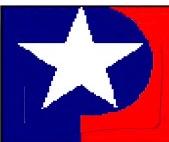
416,400 / 416,400

USE VALUE:

416,400 / 416,400

ASSESSED:

416,400 / 416,400


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		WILLOW CT, ARLINGTON

OWNERSHIP	Unit #:	A
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Owner 1: LIU HE

Owner 2: YAN WENJUN

Owner 3:

Street 1: 12A WILLOW CT

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: ZERN MARK W -

Owner 2: C/O ANWAY & CO. -

Street 1: 12A WILLOW COURT

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1890, having primarily Clapboard Exterior and 928 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B3	VILLAGE B		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7100																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	416,400			416,400		196153
							GIS Ref
							GIS Ref
							Insp Date
							03/08/16

PREVIOUS ASSESSMENT								Parcel ID	052.0-0001-0007.C		!4299!	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2022	102	FV	416,400	0	.	.	416,400		Year end	12/23/2021		
2021	102	FV	385,400	0	.	.	385,400		Year End Roll	12/10/2020		
2020	102	FV	346,600	0	.	.	346,600	346,600	Year End Roll	12/18/2019		
2019	102	FV	357,000	0	.	.	357,000	357,000	Year End Roll	1/3/2019		
2018	102	FV	316,200	0	.	.	316,200	316,200	Year End Roll	12/20/2017		
2017	102	FV	288,600	0	.	.	288,600	288,600	Year End Roll	1/3/2017		
2016	102	FV	288,600	0	.	.	288,600	288,600	Year End	1/4/2016		
2015	102	FV	267,000	0	.	.	267,000	267,000	Year End Roll	12/11/2014		

SALES INFORMATION

TAX DISTRICT						PAT ACCT.					
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes		
ZERN MARK W,	72584-76	2	5/10/2019		445,000	No	No				
SYMANCK KATHERI	27933-396		12/18/1997		119,900	No	No	Y			

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
2/4/2005	70	Redo Bat	18,000			G6	GR FY06		3/8/2016	Measured	PT	Paul T
									9/14/2005	Info Fm Prmt	BR	B Rossignol
									5/6/2000		197	PATRIOT

ACTIVITY INFORMATION

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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Total AC/Ha: 0.00000

Total SF/SM: 0

Parcel LUC: 102

Condo

Prime NB Desc

CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type: 99 - Condo Conv				Full Bath: 1	Rating: Very Good			CONDO CONVERSION 1994, Building Number 1.													
Sty Ht: 1 - 1 Story				A Bath:	Rating:																
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																
Foundation: 3 - Brick or Stone				A 3QBth:	Rating:																
Frame: 1 - Wood				1/2 Bath:	Rating:																
Prime Wall: 2 - Clapboard				A HBth:	Rating:																
Sec Wall: 3 - Aluminum		10 %		OthrFix:	Rating:																
Roof Struct: 1 - Gable				OTHER FEATURES																	
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good																
Color: RED				A Kits:	Rating:																
View / Desir: N - NONE				Frl:	Rating:																
GENERAL INFORMATION								WSFlue:	Rating:												
Grade: C - Average				CONDOS INFORMATION																	
Year Blt: 1890	Eff Yr Blt:			Location:																	
Alt LUC:		Alt %:		Total Units:																	
Jurisdict: G6		Fact:	.	Floor: 1 - 1st Floor																	
Const Mod:				% Own: 21.000000000																	
Lump Sum Adj:				Name: 142 - 7100																	
INTERIOR INFORMATION								REMODELING				RES BREAKDOWN									
Avg Ht/FL: STD				Exterior:		No Unit	RMS	BRS	FL												
Prim Int Wal: 2 - Plaster				Interior:		1	4	1	1												
Sec Int Wall:		%		Additions:																	
Partition: T - Typical				Kitchen:																	
Prim Floors: 3 - Hardwood				Baths: 2005																	
Sec Floors:		%		Plumbing:																	
Bsmnt Flr: 12 - Concrete				Electric:																	
Subfloor:				Heating:																	
Bsmnt Gar:				General:																	
Electric: 3 - Typical				CALC SUMMARY				COMPARABLE SALES				SUB AREA									
Insulation: 2 - Typical				Basic \$ / SQ: 305.00		Rate	Parcel ID	Typ	Date	Sale Price											
Int vs Ext: S				Size Adj.: 1.35000002																	
Heat Fuel: 1 - Oil				Const Adj.: 0.99989998																	
Heat Type: 3 - Forced H/W				Adj \$ / SQ: 411.709																	
# Heat Sys: 1				Other Features: 62500																	
% Heated: 100		% AC:		Grade Factor: 1.00																	
Solar HW: NO	Central Vac:	NO		NBHD Inf: 1.04999995																	
% Com Wal		% Sprinkled		NBHD Mod:																	
				LUC Factor: 1.00																	
				Adj Total: 466794																	
				Depreciation: 50414																	
				Depreciated Total: 416380																	
				WtAv\$/SQ:		AvRate:		Ind.Val:													
				Juris. Factor: 1.00		Before Depr:	432.29														
				Special Features: 0		Val/Su Net:	448.71														
				Final Total: 416400		Val/Su SzAd:	448.71														
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:									
SPEC FEATURES/YARD ITEMS								PARCEL ID 052-0-0001-0007.C						IMAGE							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	AssessPro Patriot Properties, Inc			
Undisplayed Areas: GLA: 928																					
More: N	Total Yard Items:					Total Special Features:								Total:							